



**SCOTTSDALE HOUSING BOARD RETREAT**  
**Human Resources Learning Center**  
**7575 E. Main**  
**FEBRUARY 25, 2003**  
**12:30 PM**

**PUBLIC HEARING MINUTES**

**PRESENT:** Barbara Williams, Chair  
Robert Southworth, Vice Chair  
Steve Capobres  
Del Monte Edwards  
Joe Priniski

**STAFF:** Mark Bethel  
Molly Edwards  
Raun Keagy  
Paul Ludwick

12:45 PM Meeting began.

**OPENING COMMENTS AND INTRODUCTIONS**

Raun Keagy provided a brief presentation outlining the partnership between the departments of Citizen and Neighborhood Resources and CDBG.

**HUMAN SERVICES 5 YEAR PLAN PRESENTATION**

Paul Ludwick presented the Human Services 5 year plan. Ms. Williams inquired as to if Scottsdale had opened our domestic violence center? Mr. Ludwick stated that we had just opened the new center. In addition, Homeward Bound and Save the Family also provides a significant amount of transitional housing. Ms. Williams asked does Save the Family and Homeward Bound have units in Scottsdale? Mr. Ludwick replied with yes.

## **HOUSING BOARD ACTION PLANNING PROCESS**

### **Historical Presentation on Housing**

Steve Capobres provided a brief historical presentation about housing issues.

### **Strategic Planning Process**

**Why are we here?** Strategic direction for the Board

#### **Why was the Board created?**

- To meet HUD requirements
- Ensure diversity in housing opportunities for individuals who work in Scottsdale.

#### **Who are our customers and what do they expect?**

- City Council
  - o Provide them good advice about housing
  - o “Keep them out of the soup”
  - o Education

#### **Who are the stakeholders and what do they expect?**

- Private Developers and Builders
  - o Advocate
  - o Reduce barriers to entry
- Users
  - o Supply = more opportunities
- Other Boards and Commissions
  - o Communicate and network
  - o Education
  - o Partnerships
- Concerned Citizens
  - o Leadership
  - o Involvement and communication

#### **What are other issues or needs?**

- Preservation
- Balance between homeownership and rental
- Infill and Redevelopment

#### **What are our target populations?**

- Families
- Seniors
- Low Income (below 50% of median income)

- Single heads of households (male or female)
- Special Needs (disabled)
  - o Mentally/Physically challenged
  - o Homeless
  - o Domestic Violence
- Youth (College age students)

**Affordability Defined:**

- When households are paying less than 30% of their income
- The inventory of housing is well balanced
- There are opportunities for housing
- Non-substandard, safe, and sanitary living conditions

**What does the Board feel were their “highs” (successes) over the last few years?**

- Quality Board Members
- Good staff support
- Development of a Housing Strategy
- Housing Manager hired
- Funding allocated
- Some Council member support
- Housing Element of the General Plan
- Scottsdale Ventura

**What does the Board feel were their “lows” (problems) over the last few years?**

- Disconnect between the City Council and Housing Board with respect to the Future Search Conference.
- Inactivity and lack of focus for about 2 years.
- Disconnect between City departments
- Smitty’s Site (lack of recognition of the Housing Boards role in general)
- No cornerstone projects
- NIMBY’s
- Public awareness funding (lack of)
- Bond election loss
- Weren’t involved in the development of the city’s Consolidated Plan - Method of Distribution – required for HUD funding.

**What themes should be included in the Board’s Mission Statement?**

- Provide advice to the City Council.
- It should be distinct and complimentary to other boards and commissions.
- Bridge “bricks and mortar” with “human services” side of housing related issues.
- Neighborhoods, economics, and preservation of housing.
- Increase support and opportunities for affordable housing.

### **Values**

- Compliments Human Services principles
- Equal opportunities
- Community as a whole
- Regional partnerships
- Commission, Board, departmental partnerships
- Maximizing funding opportunities

### **Opportunities and Ideas**

- Mixed income “bungalow” projects
- Redevelopment projects
- Promote Board member experience to improve credibility
- Get input from founding Board members
- Private partnerships (land set aside)
- Developer incentives
- Be careful how we say it (affordable housing)!

### **Goals, Objectives, and Action Steps**

#### ***I. Seek to understand and educate the City and the public at large.***

- 1) Keep pulse on community
  - Seek public involvement and communication
  - Get input from founding members
- 2) Understand the state of housing in Scottsdale
  - Undertake research
  - Prepare a regular State of Housing Report
- 3) Advocate and communicate
  - Craft a credible public message
  - Educate and advise City Council
  - Educate NIMBY's
  - Promote Board member experience to improve credibility
  - Communicate with other city Boards and Commissions
  - Improve public awareness on funding issues

#### ***II. Develop and recommend the City of Scottsdale's housing policies.***

- 1) Provide leadership
  - Identify barriers to housing affordability
  - Recommend builder/developer incentives
  - Ensure accountability on the use of public funds

- 2) Adopt guiding principles for Scottsdale's housing future
  - Identify appropriate items to include the following:
    - ✓ Equal opportunity
    - ✓ Targeted populations
    - ✓ Affordability preservation
    - ✓ Non-substandard, safe, and sanitary living conditions
  - Suggest an appropriate balance between homeownership and rental housing
- 3) Ensure principles are represented in other City plans
  - General Plan
  - HUD Consolidated Plan
  - Human Services Plan
  - Public Housing Plan

***III. Recommend the investment of public funding to various housing projects.***

- 1) Seek public-private partnerships
  - Land set-a-sides
  - Opt out owners of current affordable housing projects
- 2) Focus on targeted projects that will show the greatest impact
  - In-fill and redevelopment
  - Targeted populations
- 3) Seek the development of a cornerstone ("showcase") project
  - Mixed income
  - Bungalow model in Chicago

Open Call to the Public (A.R.S. § 38-431.02)

Subject to reasonable time, place and manner restrictions, as determined by the Chair, members of the public will be allowed to address the Housing Board on any issue within the jurisdiction of the Board. At the conclusion of the open call to the public, individual members of the Board may respond to criticism made by those who have addressed the Board, may ask staff to review a matter or may ask that a matter be put on a future agenda. Members of the Board shall not discuss or take legal action on matters, however, raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

**ADJOURNMENT**

With no further business to come before the Board, the public hearing of the Housing Board was adjourned at 4:35 PM.